

RESOLUTION NO. 94-79

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A RESOLUTION OF THE LODI CITY COUNCIL  
ACCEPTING THE DEVELOPMENT IMPROVEMENTS INCLUDED IN THE IMPROVEMENT  
AGREEMENT FOR LODI TOWN PLAZA (TARGET)

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The City Council of the City of Lodi finds:

1. That all requirements of the Improvement Agreement between the City of Lodi and Target Stores, a Division of Dayton Hudson Corporation, for the improvements for Lodi Town Plaza (Target), have been substantially complied with. The improvements are shown on Drawings Nos. 92D123 through 92D135 and 92D144 through 92D145, on file in the Public Works Department, and as specifically set forth in the plans and specifications approved by the City Council.
2. The streets to be accepted are as follows:

| <u>STREETS</u>                      | <u>LENGTH IN MILES</u> |
|-------------------------------------|------------------------|
| Kettleman Lane                      | 0.00                   |
| Tienda Drive                        | 0.12                   |
| <br>Total New Miles of City Streets | <br>0.12               |

FURTHER, the City Council hereby approves the appropriations and payment of all reimbursements shown on the fee credit worksheet attached hereto marked Exhibit "A" which totals \$184,717.22.

Dated: July 6, 1994

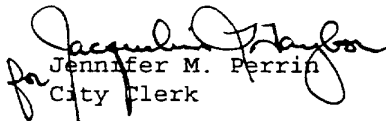
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I hereby certify that Resolution No. 94-79 was passed and adopted by the Lodi City Council in a regular meeting held July 6, 1994, by the following vote:

Ayes: Council Members - Mann, Pennino, Snider and  
Sieglock (Mayor)

Noes: Council Members - None

Absent: Council Members - Davenport

  
Jennifer M. Perrin  
City Clerk

Target Project  
Fee Credit Worksheet

| Description of Work   | Project Cost         |      |                     | City Participation |      |                    | Comments  |
|---|----------------------|------|---------------------|--------------------|------|--------------------|---|
|   | Estimated Quantities | Unit | Price               | Quantity           | Unit | Price              |   |
| <b>CONCRETE - Tienda &amp; Kettleman</b>  |                      |      |                     |                    |      |                    |   |
| Special Commercial Driveway   | 1                    | EA   | \$3,309.60          |                    | EA   | \$3,309.60         |   |
| 8" Sidewalk, Curb and Gutter  | 485                  | LF   | \$21.68             | 0                  | LF   | \$21.68            |   |
| 5" Sidewalk, Curb and Gutter  | 680                  | LF   | \$17.20             | 0                  | LF   | \$17.20            |   |
| H/C Ramp, 8" Sidewalk, Gutter   | 2                    | EA   | \$1,550.00          | 0                  | EA   | \$1,550.00         |   |
| 4" Valley Gutter  | 275                  | LF   | \$10.00             | 0                  | LF   | \$10.00            |   |
| Driveways   | 7                    | EA   | \$783.00            | 0                  | EA   | \$783.00           |   |
| Mobilizations   | 2                    | EA   | \$1,000.00          | 0                  | EA   | \$1,000.00         |   |
| 6" Reinforced Extruded Concrete Curb  | 1,230                | LF   | \$4.60              | 0                  | LF   | \$4.60             |   |
| Revised Curbing per CalTrans  | 1,230                | LF   | \$1.20              | 0                  | LF   | \$1.20             |   |
| 6" Decorative Concrete Paving   | 3,100                | SF   | \$6.60              | 0                  | SF   | \$6.60             |   |
| Steel Channels for Thru-Drains per CalTrans   | 15                   | EA   | \$53.00             | 0                  | SF   | \$6.60             |   |
| <b>SUBTOTAL FOR CONCRETE</b>  |                      |      | <b>\$67,240.40</b>  |                    |      |                    |   |
| <b>Earthwork/Paving - Kettleman Lane</b>  |                      |      |                     |                    |      |                    |   |
| Sawcut/Removal of Existing Paving   | 1                    | LS   | \$2,535.00          | 0                  | LS   | \$2,535.00         |   |
| Excavation and Fill   | 2,509                | CY   | \$2.95              | 1,208              | CY   | \$2.95             | Prioritized based on AC/AB area of total                            |
| Additional Excavation per Changes   | 358                  | CY   | \$7,401.55          | 0                  | CY   | \$0.00             | Changes per CalTrans; part of curb, gutter, sidewalk not reimbursed |
| Fine Grading  | 39,866               | SF   | \$0.16              | 19,159             | SF   | \$0.16             | Prioritized based on AC/AB area of total                            |
| AC and AB, Kettleman Lane   | 39,866               | SF   | \$2.35              | 19,159             | SF   | \$2.35             | Pavement in excess of 34'; 17' of 51" = 48% of area                 |
| Traffic Controls  | 1                    | LS   | \$4,000.00          | 0.33               | LS   | \$4,000.00         | Prioritized based on % of width                                     |
| 9.00 AM to 3.00 Restrictions  | 1                    | LS   | \$3,500.00          | 0                  | LS   | \$3,500.00         | Prioritized based on % of width                                     |
| Asphalt Concrete Dike   | 165                  | LF   | \$10.00             | 0                  | LF   | \$10.00            |   |
| Install AC Paving in Nose of AC Dike  | 1                    | LS   | \$1,010.00          | 0                  | LS   | \$1,010.00         |   |
| Overexcavation and Recompectation required as per CalTrans Requirements at Sunset Gasoline due to unstable soils      | 1                    | LS   | \$4,668.00          | 1                  | LS   | \$4,668.00         | Within area of pavement being reimbursed                            |
| <b>SUBTOTAL EARTHWORK/PAVING - Kettleman Lane</b>   |                      |      | <b>\$128,408.21</b> |                    |      | <b>\$58,814.16</b> |   |
| <b>EARTHWORK/PAVING - Tienda Drive</b>  |                      |      |                     |                    |      |                    |   |
| Excavation and Fill   | 626                  | CY   | \$2.95              | 0                  | CY   | \$2.95             |   |
| Fine Grading  | 63,875               | SF   | \$0.16              | 0                  | SF   | \$0.16             |   |
| Asphalt and Base Rock   | 33,240               | SF   | \$1.69              | 0                  | SF   | \$1.78             |   |
| Base Rock   | 125                  | CY   | \$22.25             |                    |      |                    |   |
| <b>SUBTOTAL EARTHWORK/PAVING - Tienda Drive</b>   |                      |      | <b>\$71,023.55</b>  |                    |      | <b>\$0.00</b>      |   |
| <b>WATER SERVICE</b>  |                      |      |                     |                    |      |                    |   |
| Bore and Jack 10" Water Service   | 212                  | LF   | \$86.00             | 53                 | LF   | \$86.00            | One-half cost of one crossing (25% of total)                        |
| 10" PVC C900 CL-150 Water Line  | 3,025                | LF   | \$23.00             | 3,025              | LF   | \$1.00             | Difference between cost of 8" and 10" pipe                          |
| 10" Gate Valves   | 23                   | EA   | \$650.00            | 21                 | EA   | \$175.00           | Difference between cost of 8" and 10" valves                        |
| 10" Blow Offs   | 4                    | EA   | \$450.00            | 0                  | EA   | \$450.00           | Blow-offs for private fire services excluded                        |
| Install & Remove Temporary Check Valves   | 2                    | EA   | \$400.00            | 0                  | EA   | \$400.00           |   |
| Fire Hydrant Assemblies   | 3                    | EA   | \$1,880.00          | 0                  | EA   | \$1,880.00         |   |
| <b>SUBTOTAL WATER SERVICE</b>   |                      |      | <b>\$110,997.00</b> |                    |      | <b>\$11,258.00</b> |   |
| <b>STORM SEWER SERVICE</b>  |                      |      |                     |                    |      |                    |   |
| 42" Cast-in-Place Concrete Pipe   | 1,406                | LF   | \$44.00             | 1,406              | LF   | \$44.00            | Part of master storm drain system                                   |
| 18" RCP Class III Piping  | 401                  | LF   | \$25.00             | 0                  | LF   | \$25.00            |   |
| 12" RCP Class III Piping  | 372                  | LF   | \$23.00             | 0                  | LF   | \$23.00            |   |
| 21" Future Stub   | 1                    | EA   | \$320.00            | 0                  | EA   | \$320.00           |   |
| 15" Future Stub   | 2                    | EA   | \$275.00            | 0                  | EA   | \$275.00           |   |
| Remove Existing 30" Stub  | 1                    | EA   | \$550.00            | 1                  | EA   | \$500.00           | Part of master storm drain system                                   |
| Storm Sewer Manhole   | 9                    | EA   | \$500.00            | 3                  | EA   | \$1,300.00         | Manholes required for on-site system excluded                       |
| Side Inlet Catch Basins   | 8                    | EA   | \$1,300.00          | 0                  | EA   | \$920.00           |   |
| Remove and reinstall 12" RCP Storm Drain and S.I.C.B. at Intersection of Tienda and Kettleman due to CalTrans changes | 1                    | EA   | \$892.00            | 0                  | EA   | \$892.00           |   |
| <b>SUBTOTAL STORM SEWER SERVICE</b>   |                      |      | <b>\$101,767.00</b> |                    |      | <b>\$66,264.00</b> |   |

**SANITARY SEWER SERVICE**

|   |     |    |            |                    |   |    |            |               |
|---|-----|----|------------|--------------------|---|----|------------|---------------|
| 8" VCP - Sewer Piping   | 759 | LF | \$24.00    | \$18,216.00        | 0 | LF | \$24.00    | \$0.00        |
| 8" Stub   | 2   | EA | \$150.00   | \$300.00           | 0 | EA | \$300.00   | \$0.00        |
| Sanitary Sewer Manholes   | 8   | EA | \$1,550.00 | \$12,400.00        | 0 | EA | \$1,550.00 | \$0.00        |
| Remove Existing CMP   | 1   | LS | \$541.55   | \$541.55           | 0 | LS | \$541.55   | \$0.00        |
| Install DIP in Lieu of VCP  | 437 | LF | \$4.45     | \$1,944.65         | 0 | LF | \$4.45     | \$0.00        |
| Remove VCP & Install DIP  | 1   | LS | \$3,165.00 | \$3,165.00         | 0 | LS | \$3,165.00 | \$0.00        |
| Remove and Repair Paving  | 1   | LS | \$1,409.00 | \$1,409.00         | 0 | LS | \$1,409.00 | \$0.00        |
| Hand excavation required at intersection of Kettleman Lane and Lower Sacramento Road required due to location of existing underground utilities | 1   | LS | \$3,905.00 | \$3,905.00         | 0 | LS | \$4,447.00 | \$0.00        |
| <b>SUBTOTAL SANITARY SEWER SERVICE</b>  |     |    |            | <b>\$41,881.20</b> |   |    |            | <b>\$0.00</b> |

**STRIPING AND SIGNAGE**

|  |   |    |             |                    |      |    |             |                   |
|--|---|----|-------------|--------------------|------|----|-------------|-------------------|
| Tienda Drive                             | 1 | LS | \$8,838.00  | \$8,838.00         | 0    | LS | \$8,068.00  | \$0.00            |
| Tienda Drive - Install Monuments         | 4 | EA | \$250.00    | \$1,000.00         |      |    |             |                   |
| Kettleman Lane                           | 1 | LS | \$12,103.00 | \$12,103.00        | 0.33 | LS | \$12,103.00 | \$4,034.33        |
| <b>SUBTOTAL FOR STRIPING AND SIGNAGE</b> |   |    |             | <b>\$21,941.00</b> |      |    |             | <b>\$4,034.33</b> |

Prorated based on % of width

**TRAFFIC SIGNALS**

|                                     |   |    |             |                    |   |    |             |                    |
|-------------------------------------|---|----|-------------|--------------------|---|----|-------------|--------------------|
| Traffic Signal                      | 1 | LS | \$80,869.00 | \$80,869.00        | 1 | LS | \$80,869.00 | \$80,869.00        |
| <b>SUBTOTAL FOR TRAFFIC SIGNALS</b> |   |    |             | <b>\$80,869.00</b> |   |    |             | <b>\$80,869.00</b> |

**OFF-SITE ELECTRICAL**

|   |   |    |             |                    |   |    |             |               |
|---|---|----|-------------|--------------------|---|----|-------------|---------------|
| Off-Site Street Lighting                | 1 | LS | \$17,443.00 | \$17,443.00        | 0 | LS | \$17,443.00 | \$0.00        |
| <b>SUBTOTAL FOR OFF-SITE ELECTRICAL</b> |   |    |             | <b>\$17,443.00</b> |   |    |             | <b>\$0.00</b> |

**SUMMARY**

|  |     |                          |                     |  |  |  |                     |  |
|--|-----|--------------------------|---------------------|--|--|--|---------------------|--|
| Total Direct Costs for Off-Site Improvements |     |                          | \$841,570.36        |  |  |  | \$221,239.50        |  |
| General Conditions                           |     |                          | \$41,173.09         |  |  |  | 14,198.15           |  |
| Contractor's Fee                             |     |                          | \$29,016.60         |  |  |  | 10,006.10           |  |
| <b>Total Costs for Off-Site Improvements</b> |     |                          | <b>\$711,760.04</b> |  |  |  | <b>\$245,443.75</b> |  |
| Engineering and Administration               | 10% | per City Code §15.64.080 |                     |  |  |  | 24,544.37           |  |
| <b>Total Reimbursable Amount</b>             |     |                          |                     |  |  |  | <b>\$269,988.12</b> |  |

Prorated based on City portion of total direct costs

Prorated based on City portion of total direct costs

**Outstanding Development Impact Mitigation Fees:**

|                                |                    |                  |                      |              |
|--------------------------------|--------------------|------------------|----------------------|--------------|
| Police Facilities:             | \$44,740.30        | Acct. # 60.5-501 | Street System Total: | \$175,384.68 |
| Fire Facilities:               | \$13,706.00        | Acct. # 60.6-501 | Water System Total:  | \$13,738.62  |
| Parks & Recreation Facilities: | \$10,573.20        | Acct. # 60.7-501 | Storm System Total:  | \$80,864.82  |
| General City Facilities:       | \$16,251.40        | Acct. # 60.8-501 | Check Total:         | \$269,988.12 |
| <b>Total:</b>                  | <b>\$85,270.90</b> |                  |                      |              |

Acct. # 121.0-500.66

Acct. # 18.1-450.09

Acct. # 121.0-625.48

Net Reimbursement Due to Target (Total Reimbursable Amount less Outstanding Development Impact Mitigation Fees):

**\$184,717.22**

\$111,410.20 street fees paid

Adjustment for difference between street fees paid and amount of reimbursement per § 4 of Improvement Agreement:

**(\$63,974.48)**

To be reimbursed from other parcels within Sunwest Plaza & Lodi Town Plaza parcel maps

Cash due Target:

**\$120,742.75**